
INTEROFFICE MEMORANDUM

TO: TOWN BOARD MEMBERS
FROM: JAMES B. CALLAHAN, DIRECTOR OF COMMUNITY DEVELOPMENT
SUBJECT: FEBRUARY 26, 2014 TOWN BOARD MEETING AGENDA
DATE: FEBRUARY 21, 2014
CC: TOWN ATTORNEY, TOWN CLERK, TOWN ENGINEER, SENIOR CODE ENFORCEMENT OFFICER, PLANNING BOARD MEMBERS, CHAMBER OF COMMERCE

Following is a review/analysis of the items listed on the February 26, 2013 Town Board Agenda:

PUBLIC HEARINGS:

1. ANNUAL PUBLIC HEARING ON MASTER PLAN 2015

FORMAL AGENDA ITEMS:

1. BENDERSON DEVELOPMENT/EASTGATE PLAZA, 5033-5183 TRANSIT ROAD.

Location: East side of Transit Road south of Greiner Road.

Description/History: Existing commercial plaza located in the Major Arterial Zone.

Proposal: Applicant is proposing to construct an access road from Greiner Road to the Plaza.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has an opportunity to provide preliminary review and comment on the proposed site plan amendment.

Issues: Referral to the Planning Board will initiate a formal review of the project.

2. METZGER CIVIL ENGINEERING, 5731 TRANSIT ROAD.

Location: East side of Transit Road north of Roll Road and south of Highland Farms Drive.

Description/History: Existing vacant land located in the Major Arterial/Commercial and Restricted Business Zones.

Proposal: Applicant is proposing a mixed use project with a 40,000 +/- square foot commercial project along the frontage and a Senior Housing project to the rear.

Master Plan: Area recently amended to extend the depth of the Commercial and Restricted Business Zones.

Reason for Town Board Action: As the project will involve a multiple family housing component, a Special Exception Use Permit is required as issued by the Town Board.

Issues: The Town Board will be the Lead Agency on this project. Referral to the Planning Board will initiate a formal review process.

3. DOMENIC PIESTRAK/SPAULDING GREENS OPEN SPACE DESIGN SUBDIVISION.

Location: East side of Goodrich Road, north of Greiner Road.

Description/History: Existing open space design development identifying 380 +/- lots with a previously approved concept plan approval on the overall project.

Proposal: The applicant is proposing to amend the previously approved concept plan while maintaining the overall greenspace to meet Town Code.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority to approve/amend Open Space Design Developments.

Issues: An action under SEQRA will be required to amend the concept, identifying sewer taps, greenspace and lot configuration. Referral to the Planning Board would initiate a formal review of the proposal.

4. JOHN ROZLER/STUDENT TRANSPORTATION OF AMERICA.

Location: East side of Transit Road north of Wolcott Road.

Description/History: Existing heavy equipment/trucking operation located in the Restricted Business Zone.

Proposal: Applicant is proposing to utilize the existing facility for a school bus garage for vans and smaller busses.

Master Plan: Area located in commercial--Restricted Business Zone.

Reason for Town Board Action: While the proposed use is not specifically allowed in the Restricted Business Zone, the Town Board may consider a Temporary conditional Permit for the proposed operation.

Issues: The proposed use of a school bus garage is not a permitted use in this zone. The issue of traffic on this 2 lane stretch of Transit Road will be of concern.

5. DIPAOLA & SONS, 9495 WEHRLE DRIVE.

Location: South side of Wehrle Drive, west of Faber Lane

Description/History: Existing single family home located in the Agriculture Rural Residential Zone.

Proposal: Applicant is proposing to construct a secondary living unit.

Master Plan: Area identified in a residential classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority for secondary living units with a Special Exception Use Permit.

Issues: A public hearing will be required to consider the permit.

6. LET THEM LAUGH OUT LOUD, CORNER OF HARRIS HILL AND ROLL ROADS.

Location: Southeast corner of Harris Hill Road and Roll Road

Description/History: Existing vacant land located in the Industrial Business Park Zone.

Proposal: Applicant is proposing to construct a commercial building to house an existing not-for-profit corporation utilized to provide water to needy parts of the world.

Master Plan: Area identified in an industrial area.

Reason for Town Board Action: Per the Zoning Law, the Town Board has approval authority for uses in the Industrial Business Park Zone.

Issues: Referral to the Planning Board would initiate a formal review of the proposal.

WORK SESSION ITEMS:

1. RON GRIMM, 8196 COUNTY ROAD.

Location: North side of County Road, east of Stahley Road.

Description/History: Existing vacant land consisting of 7.2+/- acres in the Traditional Neighborhood District and within the Erie County Sewer District #5.

Proposal: Applicant is proposing to develop a 12 lot Open Space Design Subdivision.

Master Plan: Area identified within the Swormville TND

Reason for Town Board Action: Per the Subdivision Law, the Town Board has an opportunity to provide preliminary review and comment on the style/design of a proposed subdivision prior to a formal review.

Issues: Referral to the Planning Board would initiate a formal review of the project.

2. BLISS CONSTRUCTION/WATERFORD CAMPUS, ROLL ROAD.

Location: North side of Roll Road west of Dana Marie Parkway

Description/History: Previously approved Development Plan identifying commercial space with residential multi-family. 92 sewer taps (equivalent dwelling units) have been approved for this portion of the Waterford PURD, however the latest information provided from the Heise Brookhaven Corporation identifies only 55 edu's for this portion of the PURD.

Proposal: Applicant is proposing to redesign the Campus area to eliminate the commercial uses and provide a redesigned multiple family residential project.

Master Plan: Area identified in a residential classification and within the Waterford PURD.

Reason for Town Board Action: Per the Zoning Law, the Town Board has approval authority for PURD Amendments.

Issues: Overall sewer capacity and density of the design should be thoroughly analyzed. An action under SEQRA will be required. Referral to the Planning Board will initiate a coordinated review.